This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, 424 Church Street
Nashville, Tennessee 37219

Map 133-15
Parcel 129

Address New Owner/
Send Tax Bills to:

BOOK 10574 PG 261

B. Alicia Griffin, DDS
404 Welshwood Drive
Nashville, Tennessee 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, A, B & G Properties, a Tennessee general partnership (hereinafter the "GRANTOR"), does hereby quitclaim and convey unto B. Alicia Griffin, DDS (hereinafter the "GRANTEE"), its successors/their/her/his heirs and assigns, all of its/their/his/her right, title and interest in and to that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 404 Welshwood Drive, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

8593 08/19 0101 03[illegible] 11.00

97 AUG 19 PM 3:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03391 66

IN WITNESS WHEREOF, the GRANTOR has caused this Quitclaim Deed to be executed [by and through its duly authorized officer] as of this 18th day of August, 1997.

A, B & G PROPERTIES

By: _____

_GREG BEEM, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Greg Beem, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of A, B & G Properties, a general partnership, and is authorized to executed this instrument on behalf of A, B & G Properties.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 18th day of August, 1997.

_____
NOTARY PUBLIC

My Commission Expires:
March 24, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

_____
AFFIANT

Subscribed and sworn to before me this
18th day of August, 1997.

_____
Notary Public

My Commission Expires:
March 24, 2001

EXHIBIT A

BOOK 10574 PG 263

[Legal Description]

A tract of land in the 26th Councilmanic District, Metropolitan Nashville Davidson County, Tennessee, being Lot No. 1 on the plat of Alexander-Beem Subdivision as of record in Book 9700, page 363, Register's Office Davidson County, Tennessee, and also being Parcel (129) on Tax Map 133-15, Metro Nashville Tax Map and being more particularly described as follows:

Beginning at an iron pin on the northerly right-of-way of Welshwood Drive, said iron pin being the southeasterly corner of the herein-described lot and the southwesterly corner of Not No. 1 Welshwood Park Section Two as of record in Book 4060, page 115, R.O.D.C., Tennessee, said pin also being 126.78 feet westerly from the westerly end of the northerly return curve at Welshwood Drive and Nolensville Pike as measured along the northerly right-of-way line of Welshwood Drive; thence,

1. With the northerly right-of-way line of Welshwood Drive with a curve to the right (radius 383.50 feet) southwestwardly a distance of 49.98 feet to an iron pin set at the end of said curve and having a chord bearing and distance of South 76 degrees 01 minutes 32 seconds West, 49.98 feet; thence,

2. Continuing with the northerly right-of-way line of Welshwood Drive, South 77 degrees 38 minutes 47 seconds West, 0.02 feet to an iron pin set at the common corners of Lots 1 and 2 of the Alexander-Beem Subdivision; thence,

3. With the common line between Lots 1 and 2 of the Alexander-Beem Subdivision with the next three calls, North 62 degrees 38 minutes 36 seconds West, 46.88 feet to a P.K. nail set; thence,

4. North 15 degrees 33 minutes 47 seconds West, 100.00 feet to a P.K. nail set; thence,

5. North 72 degrees 53 minutes 39 seconds East, 80.69 feet to an iron pin set in the westerly line of Lot No. 1 Welshwood Park Section Two; thence,

6. With the westerly line of said Lot No. 1 Welshwood Park and the easterly line of the herein-described lot, South 17 degrees 06 minutes 21 seconds East, 135.53 feet to the point of beginning and containing 10,485 square feet or 0.241 acres.

Being a part of Tract I of the same property conveyed to Alexander-Beem Properties by deed recorded in Book 7761, page 135, R.O.D.C., Tennessee. Alexander-Beem Properties' name was changed to A, B & G Properties as evidenced by First Amendment to Partnership Agreement of record in Book 9021, page 35, R.O.D.C., Tennessee.